

September 2018

WHITE OAK NEWS

White Oak Science Gateway



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The White Oak Science Gateway Master Plan

seeks to leverage the many assets located in the White Oak area and establish the foundation upon

which the area may evolve into a community that offers more opportunities to learn, live, work and

play. The Plan also envisions the commercial centers will evolve from conventional, auto-dependent suburban shopping retail centers, business parks and light industrial areas into vibrant, mixed-use, transit-served nodes.



THE WHITE OAK FACEBOOK PAGE

“Like” the White Oak Facebook Page at

<https://www.facebook.com/WhiteOakScienceGatewayMasterPlan/>.

COMMUNITY NOTICES

- Check the White Oak Website for agendas, details, meeting minutes, plans and updates at <http://www.montgomerycountymd.gov/exec/wosq/index.html>.
- Check the East County Regional Services Center calendar for local clubs, medical clinics, and classes at <https://www.montgomerycountymd.gov/eastcounty/>.
- A County Council public hearing on an amendment to the Local Area Transportation Improvement Program language for White Oak will be held Tuesday, September 11th. See agenda here <https://www.montgomerycountymd.gov/council/calendar.html#/?i=1>.
- Next Friends of White Oak meeting will be on Tuesday, September 11th at 7pm. See agenda here <https://www.montgomerycountymd.gov/exec/Resources/Files/FOWO%20Agenda%209-11-18.pdf>.
- East County Regional Job Fair will be held on Wednesday, October 17th from 3pm to 7pm at the East County Community Recreation Center (3310 Gateshead Manor Way, Silver Spring, MD 20194). For more information, call 240-777-8411.

WHITE OAK DEVELOPMENT PROJECT UPDATES



ADVENTIST HOSPITAL

Construction activity is intense on the site of new Adventist HealthCare White Oak Medical Center, set to open in the summer of 2019. There are five construction projects at the site: the main hospital building, medical office building, parking garage, central utility plant and the buildout of the A5 road.

The main hospital is now substantially enclosed and exterior finishes are nearly complete. Construction is focused on the interior of the building as the team begins framing out and putting up walls in the clinical spaces. The central utility plant construction is well underway with the core and shell and all major equipment procured. The hospital building has working water, power and a service elevator.



The 1,000-space parking garage construction has reached level five of six. The ambulance service lanes outside of the Emergency Department and the helipad are being paved, while the service road and main drive are paved. The Medical Office Building is set to break ground later this year.

Adventist HealthCare White Oak Medical Center was featured recently in the Washington Business Journal.

DEVELOPMENT PROJECT UPDATES (CONT')

HILTON HOME2 SUITES



The Duffie Companies hope to be getting the final inspections this December which would put the hotel on pace to open early 2019. There are 4-6 weeks of Hilton Corporation startup processes that occur after the County's Use and Occupancy signoff is obtained. The goals for the project are intact and they are on pace to deliver a high performance LEED Platinum project with 100 guests rooms and an indoor swimming pool.



← Interior Photos ↗



DEVELOPMENT PROJECT UPDATES (CONT')

HILLANDALE GATEWAY



The Hillandale Gateway is a joint venture between the Housing Opportunities Commission & the Duffie Companies. The proposal is for approximately 25K sq.ft. of retail, 150 units of age restricted affordable housing and 350 units at market value. A

large open space area between the main building and Powder Mill Road is also proposed for the project. The target ground breaking is early 2020.



TOWN CENTER



The Town Center is under review by the Planning Department and is a mixed-use zoning project. Fifty seven thousand square feet of retail - including a grocery store - and approximately 225 residential units are part of the mix. Look for the proposal to be on the Planning Board's agenda soon.



DEVELOPMENT PROJECT UPDATES (CONT')

FOOD & DRUG ADMINISTRATION MASTER PLAN



Under the action alternatives, the number of FDA employees and support staff at the FDA campus would increase from the existing population of 10,397, to approximately 18,000. The proposed action would add up to an additional 1,499,886 gross square feet (gsf) of office space and 393,832 gsf of special use space to support FDA's mission for a total of up to 6,717,734 gsf. Parking would be provided at a ratio of 1 space for every 1.8 employees (1:1.8) for a total of 10,093 parking spaces for FDA employees and campus support staff; and visitor parking would be increased from 1,000 to 1,615 parking spaces. The East Loop Road would be reconfigured to allow for ease of circulation and access into and out of the FDA campus. Under each of the action alternatives, a distribution center would be constructed under the new plaza connecting the new development on the east with the existing development to the Northeast Parking Garage. A Truck Screening Facility would be constructed at the entrance to the FDA Campus on Michelson Road.



DEVELOPMENT PROJECT UPDATES (CONT')

VIVA



Currently, the 280-acre Viva White Oak community is planning for approximately seven-million-square-foot of commercial development and 5,000 residential units. Viva White Oak is being jointly developed in partnership between Global LifeSci Development Corporation (an affiliate of Percontee, Inc.) and Montgomery County.

It is the intention that great neighborhoods and a great village will be the definitive piece in attracting the best and brightest minds to this location. Great housing and great amenities such as fine dining restaurants, theaters and clubs, shopping at national or local stores, and acres of open and recreational space, directly linked to the academic campus, the adjacent hotel, and concentrated blocks of office and research, development and lab buildings, will make this a World Class life sciences center.



TRANSPORTATION UPDATES

MCDOT SEEKS FEDERAL FUNDING FOR VIVA WHITE OAK TRANSPORTATION PROJECTS

To catalyze the redevelopment of VIVA White Oak, the County is seeking \$25 million in Federal BUILD grant funding. The is supported by over \$49 million in County-approved matching funds, for master planned transportation and infrastructure projects, including constructing two planned County roads; improving FDA Boulevard; making intersection improvements at US 29 at Industrial Parkway and Tech Road and MD 650 at Lockwood Drive; providing new and more buses for the White Oak Circulator Ride-On Service; constructing the MD 650 Bikeway shared use path; and widening the existing Industrial Parkway to accommodate bike lanes. The US Department of Transportation will make the awards December 18, 2018.

View project proposal here https://cmsinternet.mcgov.org/exec/Resources/Files/WOSG_BUILD_grant_submission7_17_2018.pdf.

BUS RAPID TRANSIT

GetOnBoardBRT MCDOT is designing and constructing a BRT (Bus Rapid Transit) service along US 29 to meet the traveling needs of residents and businesses along this busy route. The US 29 BRT will travel between Silver Spring and Burtonsville, serving many communities including Briggs Chaney, White Oak, and Four Corners along the way. Service is scheduled to begin in 2020.

The US 29 BRT project team has nearly completed the project designs. MCDOT is using an innovative delivery method for the project called CMAR (or Construction Manager At Risk). This method, which involves bringing on the construction contractor during the design process, minimizes risk and allows construction to begin as shortly after the designs are finalized.

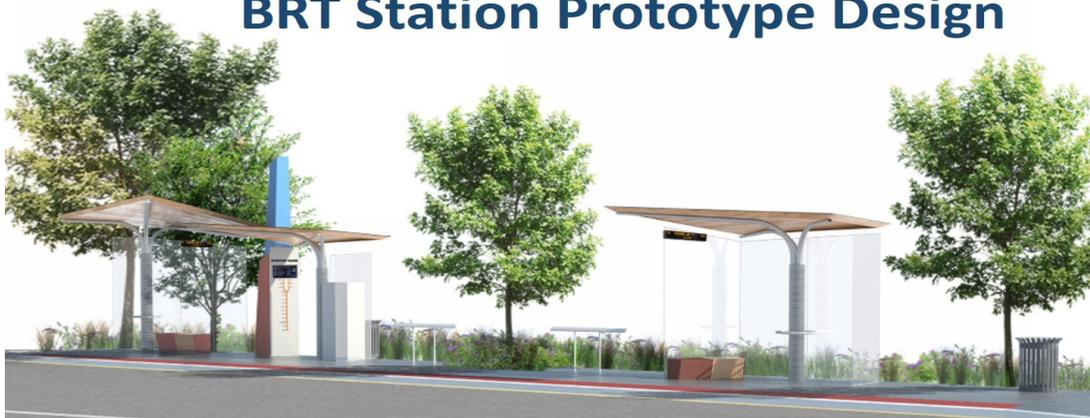
A groundbreaking event will be scheduled for the fall to celebrate the start of construction. MCDOT will be sharing the construction schedule with the community to minimize any temporary impacts and inconveniences.

This summer MCDOT worked with apprentices from Arts on the Block (AOB) to design mosaics for the US 29 BRT. AOB's high school-aged apprentice artists work on commissioned art for clients as they develop substantial art and design, business and community development skills, and other useful experiences. The completed artwork will be installed on the BRT station platforms.

See MAP on page 8. For more information, please go to

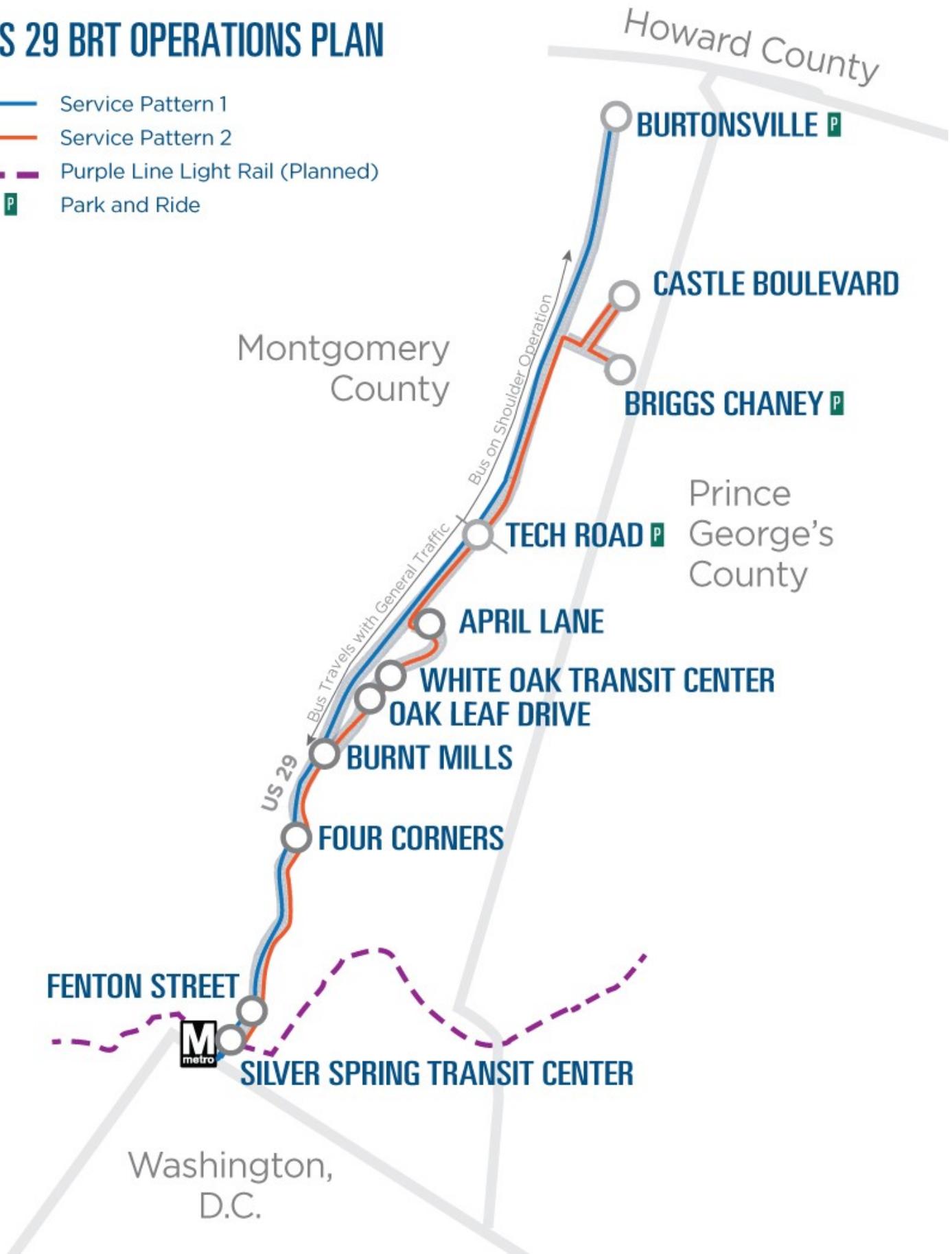
<https://www.montgomerycountymd.gov/brt/>.

BRT Station Prototype Design

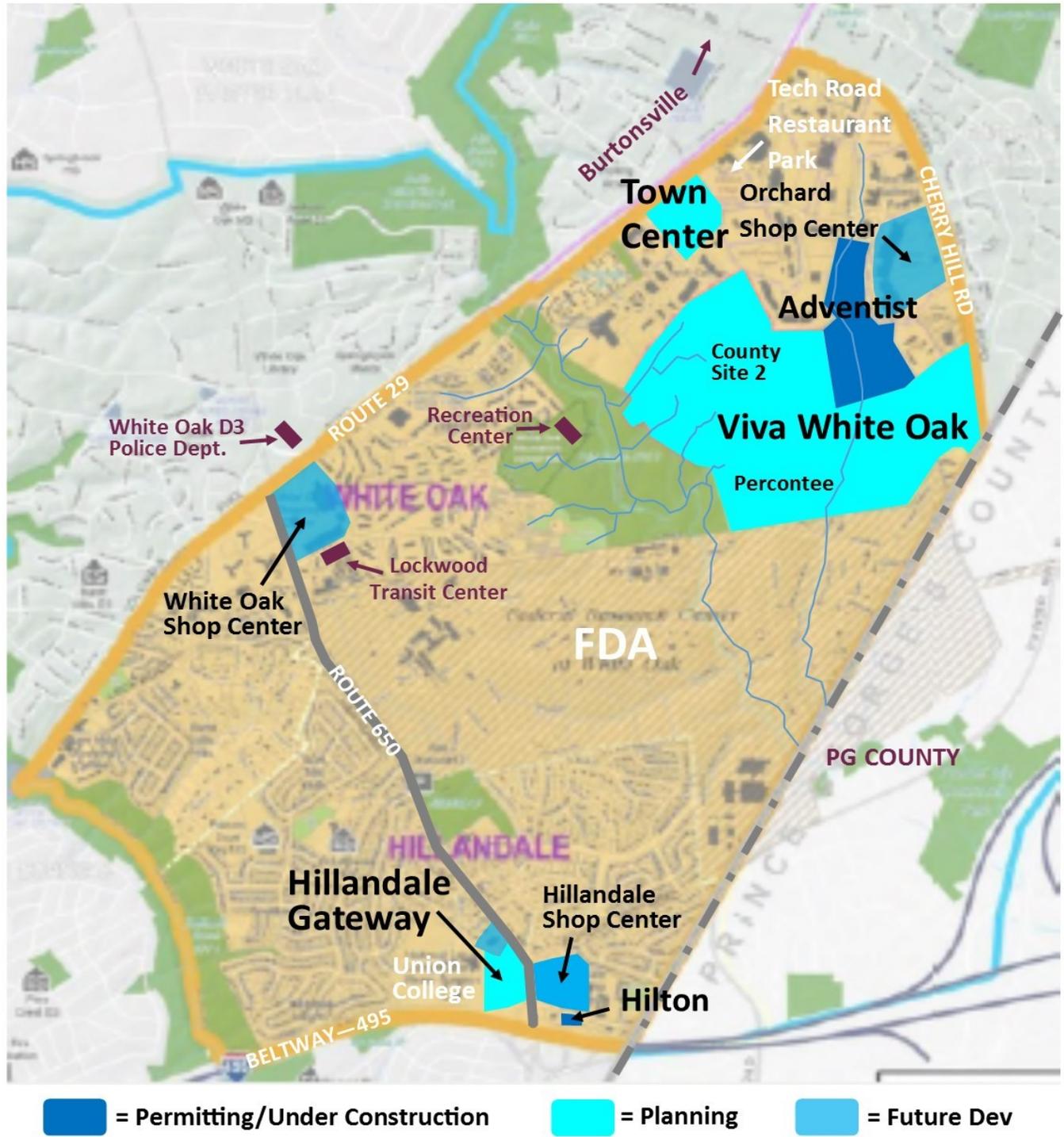


US 29 BRT OPERATIONS PLAN

- Service Pattern 1
- Service Pattern 2
- Purple Line Light Rail (Planned)
- P Park and Ride



WHITE OAK DEVELOPMENT PROJECTS



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Check out the White Oak Science Gateway Master Plan [Facebook Page](https://www.facebook.com/WhiteOakScienceGatewayMasterPlan/):
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